



THE CITY OF SAN DIEGO

Date of Notice: August 29, 2006

# NOTICE OF PUBLIC HEARING

## HEARING OFFICER

DEVELOPMENT SERVICES DEPARTMENT

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<b>DATE OF HEARING:</b>	September 13, 2006
<b>TIME OF HEARING:</b>	8:30 A.M.
<b>LOCATION OF HEARING:</b>	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
<b>PROJECT TYPE:</b>	Map Waiver
<b>PROJECT NO:</b>	<u>97186</u>
<b>PROJECT NAME:</b>	<u>3445 28<sup>th</sup> Street Map Waiver</u>
<b>APPLICANT:</b>	Vernon Franck, Metropolitan Mapping
<b>COMMUNITY PLAN AREA:</b>	Greater North Park
<b>COUNCIL DISTRICT:</b>	District 3
<b>CITY PROJECT MANAGER:</b>	Paul Godwin, Development Project Manager
<b>PHONE NUMBER:</b>	(619) 446-5103

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As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application for a Tentative Map Waiver to convert an existing two-unit duplex structure to for-sale condominiums and a request to waive the requirement to underground the existing overhead utilities on a 0.109-acre site located at 3445 28<sup>th</sup> Street, at the southeast corner of 28<sup>th</sup> Street and Myrtle Avenue, in the Greater North Park Community Plan area.

Should the condominium conversion project be approved, tenants may be required to vacate the premises. No units may be sold in this building unless the conversion is approved by the city and until after a public report is issued by the Department of Real Estate. Each tenant has the exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public or terms more favorable to the tenant. The right shall run for a period of not less than 90 days from the date of issuance of the subdivision public report pursuant to Section 11018.2 of the Business and Professions Code, unless the tenant gives prior written notice of his or her intention not to exercise the right.

If you are an existing tenant within this project, you may have rights to certain benefits as outlined in San Diego Municipal Code Section 144.0503. To learn more information regarding these benefits, please contact the Housing Commission at (619) 578-7580, or find the details on their website at:

<http://www.sdhc.net/haotherprog1h.shtml>.

The decision of the Hearing Officer is final unless appealed to the Planning Commission. In order to appeal the decision you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Hearing Officer before the close of the public hearing. The appeal application may be obtained at the Development Services Department, Project Management Section, Reception Desk; located at 1222 First Avenue, 3<sup>rd</sup> Floor, San Diego, CA. The appeal must be made within 10 working days of the Hearing Officer's decision. The decision made by the Planning Commission is the final decision by the City.

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) on March 20, 2006. An appeal of the CEQA determination was previously made and the City Council denied the CEQA appeal on July 31, 2006. The scope of the subject hearing only includes the project, and not the environmental determination

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call the Disability Services Program Coordinator at 236-5679, at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Job Order No. 42-6131

Revised 03/10/06 ps  
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